003.0	0004	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	982,900 / 982,900
					USE VALUE:	982,900 / 982,900
					ASSESSED:	982,900 / 982,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	MILTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORFANOS THEOFANIS & CHRISTINA	
Owner 2:	ORFANOS THEOFANIS	
Owner 3:		
Street 1:	20 MILTON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	ORFANOS THEOFANIS -
Owner 2:	ORFANOS CHRISTINE -
Street 1:	20 MILTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1913, having primarily Wood Shingle Exterior and 3014 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	538,600	300	444,000	982,900
Total Card	0.103	538,600	300	444,000	982,900
Total Parcel	0.103	538,600	300	444,000	982,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.11 | /Parcel: 326.11

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

3249

GIS Ref

GIS Ref

Insp Date

09/08/17

!323!

PREVIOUS ASSESSMENT

Parcel ID: 003.0-0004-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	538,600	300	4,500.	444,000	982,900		Year end	12/23/2021
2021	104	FV	514,400	300	4,500.	444,000	958,700		Year End Roll	12/10/2020
2020	104	FV	514,600	300	4,500.	444,000	958,900	958,900	Year End Roll	12/18/2019
2019	104	FV	393,500	300	4,500.	471,800	865,600	865,600	Year End Roll	1/3/2019
2018	104	FV	393,500	300	4,500.	344,100	737,900	737,900	Year End Roll	12/20/2017
2017	104	FV	365,100	0	4,500.	299,700	664,800	664,800	Year End Roll	1/3/2017
2016	104	FV	365,100	0	4,500.	255,300	620,400	620,400	Year End	1/4/2016
2015	104	FV	325,600	0	4,500.	249,800	575,400	575,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:20:36

LAST REV

Date	Time
08/07/19	12:14:34

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORFANOS THEOFAN	1546-128	1	7/12/2019	Convenience	1	No	No		
FREUNDLICH D	1202-116		3/26/1999		355,000	No	No		N

USER DEFINED

Prior Id # 1:	3249
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/1999	342	Manual	900	C				REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2017	MEAS&NOTICE	HS	Hanne S
2/17/2009	Meas/Inspect	189	PATRIOT
3/27/2000	Inspected	264	PATRIOT
9/20/1999	Mailer Sent		
9/20/1999	Measured	267	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.99837422
Const Adj.:	0.98000199
Adj $ / SQ:	176.114
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	731842
Depreciation:	193206
Depreciated Total:	538636

COMMENTS

NC=REAR DECK IN PROGRESS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	7	Baths:	3	HB	

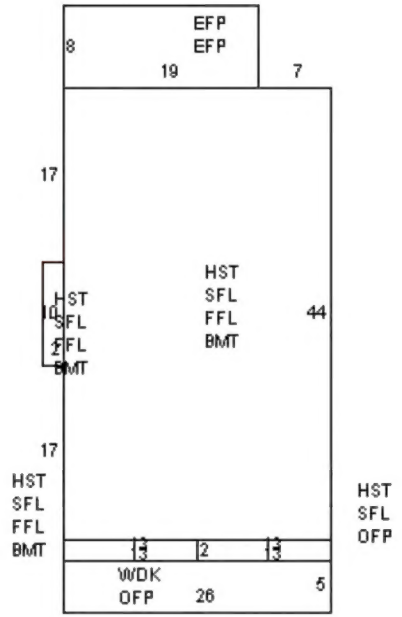
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	9	5	
Totals			
2	14	7	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,216	176.110	214,154
BMT	Basement	1,190	52.830	62,873
FFL	First Floor	1,190	176.110	209,575
HST	Half Story	608	176.110	107,077
EFP	Enclos Porch	304	35.460	10,779
OFP	Open Porch	156	26.540	4,140
WDK	Deck	130	13.420	1,744
	Net Sketched Area:	4,794	Total:	610,342
Size Ad	3014	Gross Area	5402	FinArea 3014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.11
Special Features:	0	Val/Su Net:	112.35
Final Total:	538600	Val/Su SzAd	178.70

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.0-0004-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	7X8	A	AV	2010	6.00	T	7.2	104			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300